

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: 9/20/05

Date Accepted: _____

Planning District: _____

Special Area: _____

Section 1: NOMINATOR/AGENT INFORMATION

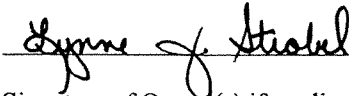
Name: Lynne J. Stobel for the Trustees of the Church of the Good Shepherd

Daytime Phone: 703-528-4700

Address: 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201

Nominator E-mail Address: lstobel@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Section 2: GENERAL INFORMATION

Check appropriate supervisor district: ☒ Braddock ___ Lee ___ Mason ___ Mount Vernon ___ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 449,953 sq. ft. 10.33 acres

Is the nomination a Neighborhood Consolidation Proposal: ___ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

See Attachment #1

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Residential at 1-2 dwelling units per acre.

Current Plan Map Designation: Residential; 1-2 du/ac.

Proposed Comprehensive Plan Designation: Residential at 2-3 du/ac.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	21-31
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

See Attachment #2

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

See Attachment #3

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway

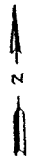
APR# 05-II-3F

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
69-4 ((1)) 6A formerly	Trustees of the Church of the	9350 Braddock Road	9350 Braddock Road Burke, Virginia	10.33	7004 2510 0006 9900 0610
69-4 ((1)) 6, 7, 8	Good Shepherd				



FEET

May file is 54 E 11 based on 6/20/81 M. 0000
111 minutes Quad. Virginia Commonwealth University
notes are of 1981 March. Based on U.S. that based on
HAD 1549 High Precision GPS Network adjustment.
Shannon Chaudhry, Virginia Commonwealth University

GENERAL NOTES

ZONTING

Authors and Correspondence


The use or development of the property or properties subject of the mining application submitted is restricted beyond the designated mining district regulations by grandfather conditions (*) or encumbrances (†). A complete explanation is provided on page 1 of the official mining map.

Learning verified to US AR 421 subsequent changes not reflected

The information contained on this page is NOT to be conveyed or used as a "legal disclaimer". It is not a survey product and not to be used for the design, construction or construction of improvements to and property or for third phase administration. Further, County does not provide any guarantee of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Piedmont County Geographic Information Services Branch of the Department of Information Technology. It is noted that Piedmont County has fields for any changes, including but not limited to those of date, last profile, business hours, location, but of business information or any other geospatial data that might arise from the use of this map or information it contains.



ADMINISTRATIVE INDEX

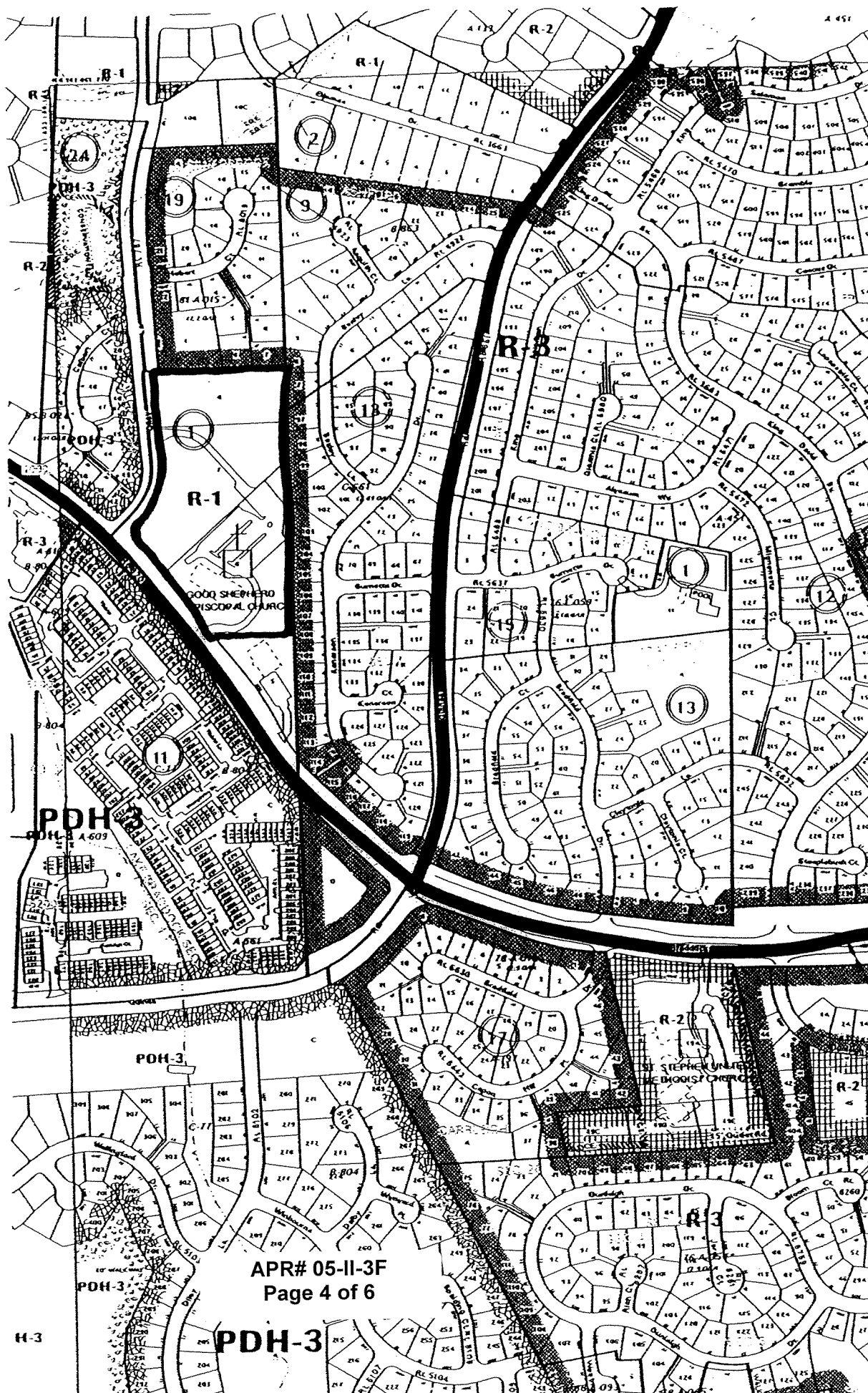
69-1	69-2	70-1
69-3		70-3
78-1	78-2	79-1

SHEET INDEX

PROPERTY MAP

ZONING

60-4



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H-3

PDH-3

**Justification for Plan Amendment Nomination
By Lynne J. Strobel on behalf of
Trustees of the Church of the Good Shepherd**

As agent for the Trustees of the Church of the Good Shepherd (the "Church"), I hereby propose a nomination for a Comprehensive Plan Amendment ("Plan Amendment") on property identified among the Fairfax County Tax Map records as 69-4 ((1)) 6A, formerly parcels 69-4 ((1)) 6, 7, and 8 (the "Subject Property"). The Subject Property is located in the northeast quadrant of the intersection of Braddock Road and Olley Lane. The Subject Property consists of three parcels which total approximately 10.33 acres zoned R-1. It is currently improved with a place of worship and is subject to special permit SPA 81-A-025. The purpose of the Plan Amendment is to permit residential development at two (2) to three (3) dwelling units per acre on the Subject Property.

The Fairfax County Comprehensive Plan (the "Plan") includes the Subject Property within the Braddock Community Planning Sector of the Fairfax Planning District (Area II). The Plan Map indicates that the Subject Property is planned for residential development at a range of one (1) to two (2) dwelling units per acre ("du/ac"). As applicable to the Subject Property, the Plan text states that land in the Olley Lane corridor is planned for residential use at 1-2 du/ac.

The Church is surrounded by stable residential neighborhoods which are zoned to permit a density of three (3) dwelling units per acre. The subdivisions which abut the Subject Property to both the north and east are zoned R-3. Similarly, communities immediately to the west and south are zoned PDH-3. The Plan recommendation for the areas surrounding the Subject Property conform to the existing zoning in the area, and are generally for residential use at 2-3 du/ac.

The Plan Amendment will better implement the goals and objectives of the adopted Plan. The existing designation of the Subject Property is believed to be an oversight or land use related inequity, and should be amended to a designation of 2-3 du/ac. Although the Subject Property is planned for 1-2 du/ac, it is surrounded by residential developments that are planned and zoned to permit up to 3 du/ac. A Plan Amendment is appropriate under these circumstances because the Subject Property is not planned consistently with the surrounding area. This lack of uniformity, as between the Subject Property and those similarly-situated, creates inequities which are contrary to sound land use planning. It is submitted that the nomination will foster a more coherent and efficient planning framework in the Braddock Community Planning Sector.

In conclusion, I hereby nominate the Subject Property for a Plan Amendment to recommend an increase in density of up to 3 dwelling units per acre. This designation will effectively address the policies of the Plan and would be more compatible with the size, use and intensity of the surrounding residential development in the area. This

density is recommended as it shall result in a Plan recommendation that is in harmony and consistent with the surrounding area. The intensity will be compatible with the site's unique location and be in accord with similar sites and intensities in nearby communities.

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